

Holly Lane, Houghton Regis, Dunstable, LU5 7AW

Asking Price: £255,000 Leasehold (Subject to contract)

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** URBAN & RURAL ** LINMERE GATEWAY ** TWO BEDROOMS ** TWO BATHROOMS ** CARPORT & PARKING BAY ** EV CHARGER **

A beautifully presented, modern two-bedroom coach house situated within the highly desirable Linmere development in Houghton Regis, offering stylish contemporary living, two bathrooms, a carport, allocated parking and an EV charging point.

This attractive property offers bright, spacious and well-planned accommodation, making it an ideal purchase for first-time buyers, professionals, couples or investors alike.

The accommodation comprises a welcoming entrance leading to a generously proportioned lounge, providing a comfortable space to relax and unwind. The contemporary kitchen/diner features modern fitted units, ample worktop space and room for dining, creating a practical and sociable setting for everyday living and entertaining.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. A further modern family bathroom serves the second bedroom and guests, providing added convenience and flexibility.

Externally, the property benefits from a carport and an additional allocated parking bay, together with the increasingly sought-after advantage of an electric vehicle charging point.

Combining modern interiors, practical accommodation and excellent parking facilities, this superb coach house represents a fantastic opportunity to acquire a contemporary home in an increasingly popular Bedfordshire location.

EPC Rating B

The Local Area

Linmere Gateway is a beautiful collection of new homes situated in the town of Houghton Regis, Bedfordshire. This development will be ideal first-time buyers and investors. What's more, Linmere Gate will benefit from an on-site primary school, as well as direct access - via footpaths and bridleways - to local amenities such as a supermarket and The Farmstead, which is a community hub offering a café, hall, and retail outlets.

Local Authority - Central Bedfordshire Council

Council Tax Band - B

At a Glance:

- Entrance Hall
- 17ft Landing
- Kitchen/Diner
- Lounge
- Two Bedrooms
- Two Bathrooms
- Carport
- Allocated Parking Space
- EV Charger

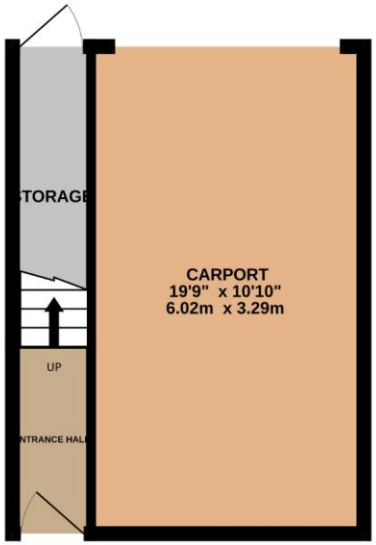




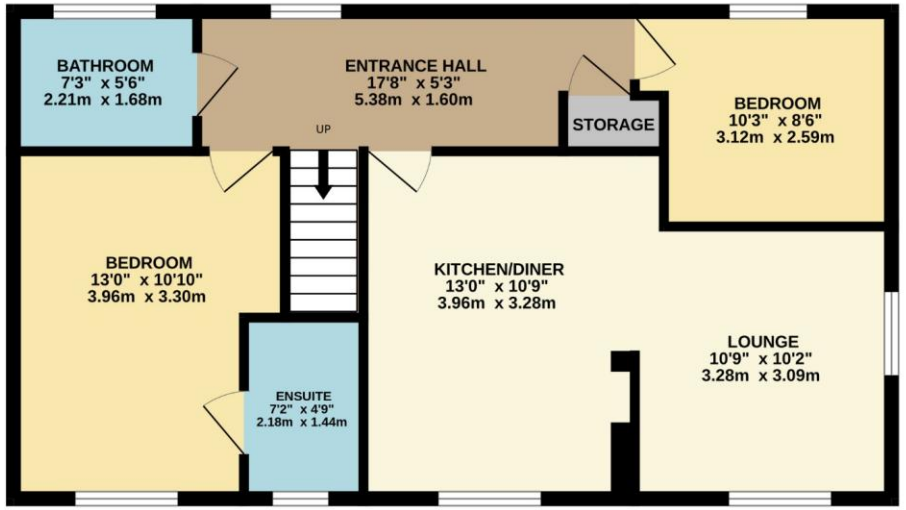


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GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.

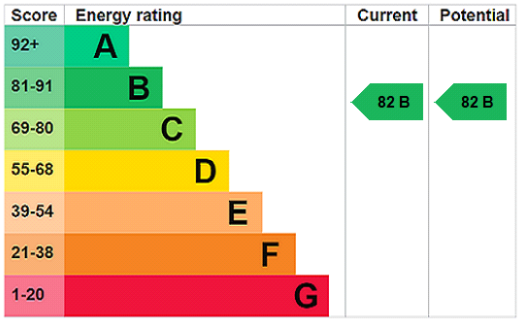


FIRST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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